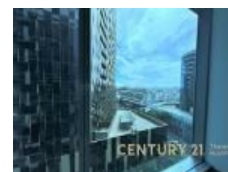


926/401 Docklands Dr, Docklands, VIC 3008

\$250,000 to \$275,000 Call to Arrange  
an Inspection

Office Suite



## Prime Location

Ninth floor Docklands office with views toward the West is being offered for sale at a realistic price. It is one of several suites on level 9 occupied by host a variety of professional services and is currently vacant which is ideal for an owner occupier or ready to lease to a new tenant.

The open plan office is air-conditioned with its own security system and access to the communal kitchen and rest rooms all maintained by professional on-site cleaners covered by the owner's corporation. In addition, there is access to a gymnasium, steam room, lockers, and shower.

A full-time property manager and onsite concierge are available to assist both occupants and visitors when requested. Docklands is within the free tram zone. Council rates of \$1077.57 pa Owners Corporation \$1294.85 /qtr. (2023)

### Location:

Docklands is on the Western edge of the Melbourne CBD adjacent to South Cross Railway Station which is a transit hub for Metropolitan, Country, and Interstate public transport.

401 Docklands Drive is within walking distance Docklands Primary School and Kindergarten, Waterfront City shopping centre, premium hotels, restaurants, ferry services and is within the CBD free tram network. The Marvel Stadium, a venue suitable for hosting day and evening entertainment is close by, as are many corporate office blocks.

### Open for Inspection

By Appointment.

### Listed By

The Office

Phone: (03) 9547 7222

